

THIS ORDER IS
APPROVED.



1 **TIFFANY & BOSCO**
2 P.A.
3 **2525 EAST CAMELBACK ROAD**
4 **SUITE 300**
5 **PHOENIX, ARIZONA 85016**
6 **TELEPHONE: (602) 255-6000**
7 **FACSIMILE: (602) 255-0192**

Dated: March 23, 2011

James M. Marlar
JAMES M. MARLAR
Chief Bankruptcy Judge

6 Mark S. Bosco
7 State Bar No. 010167
Leonard J. McDonald
8 State Bar No. 014228
Attorneys for Movant

9 10-55810

10 **IN THE UNITED STATES BANKRUPTCY COURT**

11 **FOR THE DISTRICT OF ARIZONA**

13 IN RE:

No. 4:10-bk-39824-JMM

14 Nancy H. Ossman and Stanley L. Ossman
15 Debtors.

Chapter 13

16 Citibank, N.A., as Trustee for the holders of
17 BSABS 2007-SD3

ORDER

Movant,

(Related to Docket #30)

vs.

18 Nancy H. Ossman and Stanley L. Ossman, Debtors,
19 Dianne C. Kerns, Trustee.

20 Respondents.

22 Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed
23 Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any,
24 and no objection having been received, and good cause appearing therefore,

25 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed
26

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated September 28, 2006 and recorded in the office of
3 the Pima County Recorder wherein Citibank, N.A., as Trustee for the holders of BSABS 2007-SD3, is the
4 current beneficiary and Nancy H. Ossman and Stanley L. Ossman have an interest in, further described
5 as:

6 THAT PORTION OF LOTS 1 AND 2 OF BLOCK 19, HOME ADDITION AS PER MAPS
7 AND PLATS BOOK 4 AT PAGE 83, PIMA COUNTY, ARIZONA, AND FURTHER
8 DESCRIBED AS FOLLOWS:

9 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1,

10 THENCE. N 89°56'49"W, ALONG THE NORTH LINE OF LOTS 1 AND 2, A DISTANCE OF
11 35.60 FEET TO THE TRUE POINT OF BEGINNING,

12 THENCE, S 00°05'26"W, A DISTANCE OF 147.48 FEET TO A POINT ON THE SOUTH
13 LINE OF SAID LOT 1,

14 THENCE, N 89°57'06"W, ALONG THE SOUTH LINE OF LOT 1 AND LOT 2. A DISTANCE
15 OF 35.85 FEET.

16 THENCE. N 00°05'26"E. A DISTANCE OF 147.49 FEET TO A POINT ON THE NORTH
17 LINE OF LOT 2,

18 THENCE, S 89°56'49" E, ALONG THE NORTH LINE OF LOTS 1 AND 2, A DISTANCE OF
19 35.65 FEET TO THE TRUE POINT OF BEGINNING.

20 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
21 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
22 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
23 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
24 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

25 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
26 to which the Debtor may convert.